

27.6+/- Acres - Berry Paul Jenkins Road in Graham
County!
Berry Paul Jenkins Road
Robbinsville, NC 28771

\$179,000
27.64± Acres
Graham County

Call Rhett! 828-507-3280

Carolina Timber & Realty



**27.6+/- Acres - Berry Paul Jenkins Road in Graham County!
Robbinsville, NC / Graham County**

SUMMARY

Address

Berry Paul Jenkins Road null

City, State Zip

Robbinsville, NC 28771

County

Graham County

Type

Recreational Land, Hunting Land

Latitude / Longitude

35.348 / -83.688

Taxes (Annually)

\$502

Acreage

27.64

Price

\$179,000



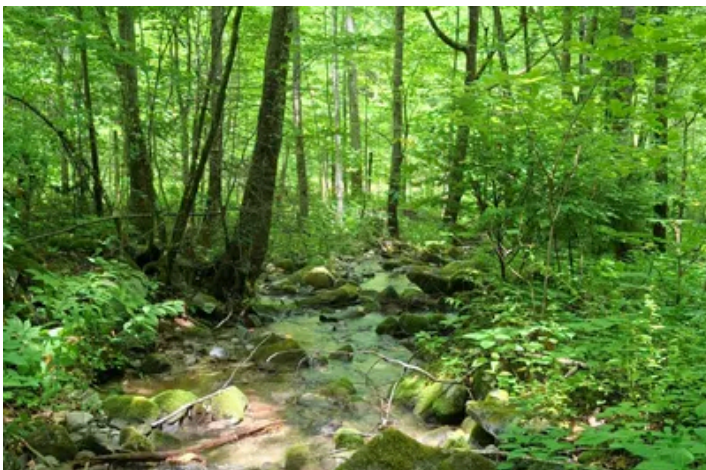
27.6+/- Acres - Berry Paul Jenkins Road in Graham County! Robbinsville, NC / Graham County

PROPERTY DESCRIPTION

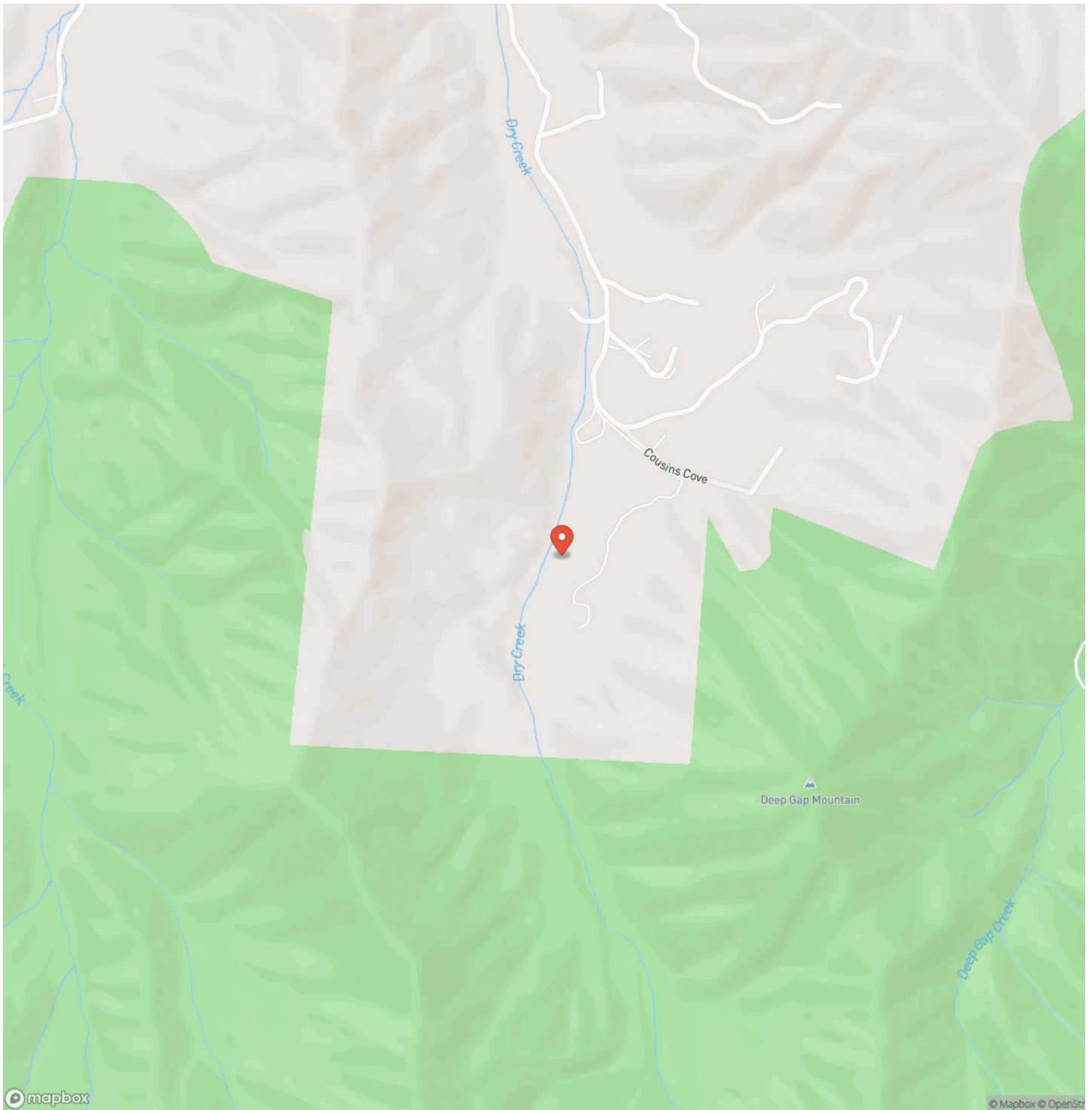
Escape to your own private mountain sanctuary with this exceptional 27.64+/- acre unrestricted property, where natural beauty and ultimate privacy converge. A paved road leads you right to the beginning of the lot, ensuring easy, year-round access to a truly unique piece of land. The crown jewel of this acreage is a bold, rushing creek that flows entirely within the property boundaries, offering an unparalleled water feature. Between the private road and the creek sits approximately three usable acres, providing the perfect canvas for building a dream estate, parking an RV, or creating an idyllic family homestead. Beyond the water, the topography transforms into a dramatic mountain landscape as the acreage ascends from the creek valley up to a ridge line reaching over 3,000 feet in elevation. Because the land is entirely unrestricted, your imagination is the only limit to its use. Whether you want to establish a private family compound, build a collection of short-term rental cabins, or simply preserve it as a recreational haven for hiking and hunting and fishing. Come see this rare combination of easy paved access, usable creek-front bottomland, and high-elevation mountain ridges.

Call Rhett Wolfe 828.507.3280

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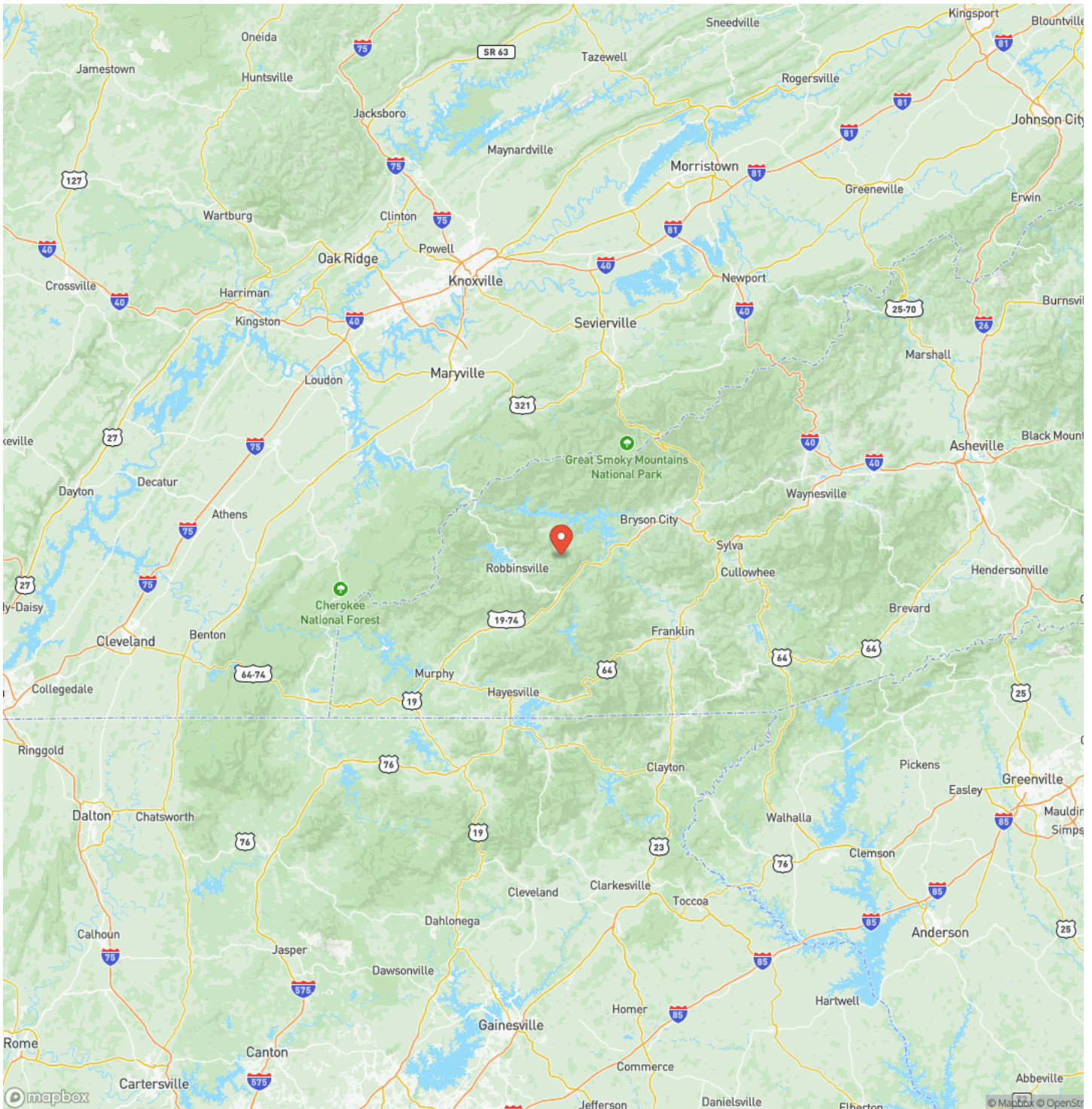


Locator Map



**27.6+/- Acres - Berry Paul Jenkins Road in Graham County!
Robbinsville, NC / Graham County**

Locator Map



27.6+/- Acres - Berry Paul Jenkins Road in Graham County!
Robbinsville, NC / Graham County

Satellite Map



27.6+/- Acres - Berry Paul Jenkins Road in Graham County! Robbinsville, NC / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rhett Wolfe

Mobile

(828) 507-3280

Email

rwolfe@mossyoakproperties.com

Address

City / State / Zip

Sylva, NC 28779

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Carolina Timber and Realty

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